

Grantee: Gary, IN

Grant: B-08-MN-18-0005

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-08-MN-18-0005

Obligation Date:**Award Date:****Grantee Name:**

Gary, IN

Contract End Date:

03/13/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$3,836,758.00

Grant Status:

Active

QPR Contact:

Judith Samson

LOCCS Authorized Amount:

\$3,836,758.00

Estimated PI/RL Funds:

\$230,105.86

Total Budget:

\$4,066,863.86

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1%
 Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0%
 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00
 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park
 East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00
 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

Distribution and and Uses of Funds:

Activity 1 &ndash Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 &ndash Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



| Overall | This Report Period | To Date |
|---|--------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$4,066,863.86 |
| Total Budget | \$0.00 | \$4,066,863.86 |
| Total Obligated | \$0.00 | \$4,066,863.86 |
| Total Funds Drawdown | \$6,169.35 | \$3,870,786.35 |
| Program Funds Drawdown | \$6,169.35 | \$3,835,680.49 |
| Program Income Drawdown | \$0.00 | \$35,105.86 |
| Program Income Received | \$0.00 | \$35,105.86 |
| Total Funds Expended | \$0.00 | \$3,846,685.49 |
| Match Contributed | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|--|--------------|--------------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$575,513.70 | \$0.00 |
| Limit on Admin/Planning | \$383,675.80 | \$213,805.26 |
| Limit on State Admin | \$0.00 | \$213,805.26 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|-------------------------------|--------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$959,189.50 | \$1,399,579.34 |

Overall Progress Narrative:

This quarter:

3700 Lincoln St. - Contract signed with Contractor - JLJ Construction to begin rehab work. They are to install drain tiles and other miscellaneous work on the property. Tenant has given her 30 day notice to move out of the property.

4569 Lincoln St. - Property was purchased for \$36,000 on July 12, 2014. A lien was placed on the property from the City of Gary for \$2,800 for five (5) years. A promissory note, third soft mortgage & principal residency agreement was recorded.

1173 Arizona St. - Is currently vacant and we are seeking a new tenant for the property for October, 2014.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--------------------------|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |



| | | | |
|---|------------|----------------|----------------|
| 0001, Acquisition/Rehabilitation/Resale | \$6,169.35 | \$1,623,540.07 | \$1,418,852.86 |
| 0002, Demolition | \$0.00 | \$2,229,115.09 | \$2,209,931.44 |
| 0003, Administration | \$0.00 | \$214,208.70 | \$206,896.19 |



Activities

Project # / Title: 0001 / Acquisition/Rehabilitation/Resale

Grantee Activity Number: 3

Activity Title: Acquisition/Rehabilitation/Resale 1

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$223,960.73

Total Budget

\$0.00

\$223,960.73

Total Obligated

\$0.00

\$223,960.73

Total Funds Drawdown

\$6,169.35

\$199,554.08

Program Funds Drawdown

\$6,169.35

\$199,554.08

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$187,848.79

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition/Rehabilitation/Resale 1 - Land will be acquired, rehabed and sold to individuals who meet the guidelines up to 120% of AMI. Two families are expected to benefit from this activity.

Location Description:

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

Activity Progress Narrative:



Accomplishments Performance Measures

| | This Report Period | | Cumulative Actual Total / Expected | |
|-----------------------------------|--------------------|--|------------------------------------|--|
| | Total | | Total | |
| # of Properties | 0 | | 7/2 | |
| # of buildings (non-residential) | 0 | | 0/0 | |
| # of Parcels acquired by | 0 | | 0/0 | |
| # of Parcels acquired by admin | 0 | | 0/0 | |
| # of Parcels acquired voluntarily | 0 | | 0/0 | |
| Total acquisition compensation to | 0 | | 0/0 | |

| | This Report Period | | Cumulative Actual Total / Expected | |
|-------------------------|--------------------|--|------------------------------------|--|
| | Total | | Total | |
| # of Housing Units | 0 | | 2/2 | |
| # of Singlefamily Units | 0 | | 2/2 | |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 | 0 |

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 0/0 | 2/2 | 2/2 | 100.00 |
| # of Persons | 0 | 0 | 0 | 15/0 | 0/0 | 15/0 | 100.00 |
| # Owner Households | 0 | 0 | 0 | 0/0 | 2/2 | 2/2 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



| | |
|---------------------------------|--|
| Grantee Activity Number: | 4 |
| Activity Title: | Acquisition/Rehabilitation/Resale 2 |

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

| Overall | Jul 1 thru Sep 30, 2014 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,399,579.34 |
| Total Budget | \$0.00 | \$1,399,579.34 |
| Total Obligated | \$0.00 | \$1,399,579.34 |
| Total Funds Drawdown | \$0.00 | \$1,228,311.92 |
| Program Funds Drawdown | \$0.00 | \$1,219,298.78 |
| Program Income Drawdown | \$0.00 | \$9,013.14 |
| Program Income Received | \$0.00 | \$34,705.86 |
| Total Funds Expended | \$0.00 | \$1,213,512.03 |
| City of Gary | \$0.00 | \$1,213,512.03 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

Acquisition/Rehabilitation/Resale 2 - Land will be acquired, rehabed and sold to individuals who meet the guidelines of 50% or below of AMI. Fourteen (14) families are expected to benefit from this activity.

Location Description:

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

Activity Progress Narrative:

Sold 4569 Lincoln St. for \$36,000 on July 12, 2014

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 1 | 9/14 |
| # of buildings (non-residential) | 0 | 0/0 |
| # of Parcels acquired by | 0 | 0/0 |



| | | |
|-----------------------------------|---|-----|
| # of Parcels acquired by admin | 0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0/0 |
| Total acquisition compensation to | 0 | 0/0 |

| | This Report Period | | Cumulative Actual Total / Expected | |
|-------------------------|--------------------|--|------------------------------------|--|
| | Total | | Total | |
| # of Housing Units | 1 | | 10/14 | |
| # of Singlefamily Units | 1 | | 10/14 | |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 | 0 |

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 1 | 1 | 5/14 | 5/0 | 10/14 | 100.00 |
| # of Persons | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 | 0 |
| # Owner Households | 0 | 1 | 1 | 5/14 | 5/0 | 10/14 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

